

Closing Disclosure

Closing Information

Date Issued
Closing Date May 17, 2019
Disbursement Date May 17, 2019
Settlement Agent Francis J. O'Reilly, Esq.
File #
Property 70 Athena Court
Mahopac, NY 10541
Sale Price 615000

Transaction Information

Borrower Carolyn Tullipano
18 Gerry Road
Poughkeepsie, NY 12603
Seller Matthew Cascioli
201 Williamsburg Drive
Mahopac, NY 10541

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing \$ 620,763.04
01 Sale Price of Property \$ 615,000.00
02 Sale Price of Any Personal Property Included in Sale \$ 0.00
03
04
05
06
07
08

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes to \$ 3,885.12
10 County Taxes to 12/31/19 \$ 3,885.12
11 Assessments to
12
13 School Taxes to 6/30/2019 \$ 1,877.92
14
15
16

Due from Seller at Closing

01 Excess Deposit \$ 620,763.04
02 Closing Costs Paid at Closing (J) \$ 581,097.54
03 Existing Loan(s) Assumed or Taken Subject to
04 Payoff of First Mortgage Loan
05 Payoff of Second Mortgage Loan
06 Realtor Fees to J.Philip Real Estate \$ 18,450.00
07 Realtor Fees to \$ 18,450.00
08 Seller Credit
09 Recording Fees \$ 55.50
10 Pick Up Fee to Title Co. \$ 250.00
11 NYS Transfer Tax \$ 2,460.00
12
13

Adjustments for Items Unpaid by Seller

14 City/Town Taxes to
15 County Taxes to
16 Assessments to
17 Common Charges
18
19

CALCULATION

Total Due to Seller at Closing \$ 620,763.04
Total Due from Seller at Closing \$ 620,763.04
Cash ☐ From ☒ To Seller \$ 0.00

Contact Information

REAL ESTATE BROKER (B)

Name J. Philip Real Estate LLC
Address 593 Route 6
Mahopac, NY 10541
__ License ID
Contact Jennifer Maher
Contact __ License ID
Email jennmaher1@gmail.com
Phone (914) 330-7222

REAL ESTATE BROKER (S)

Name Houlihan Lawrence
Address Village Green, PO Box 458
Bedford, NY 10506
__ License ID
Contact Lindsay Matthews
Contact __ License ID
Email lmatthews@houlihanlawrence.com
Phone 914-318-1394

SETTLEMENT AGENT

Name Francis J. O'Reilly, Esq.
Address 1961 Route 6
Carmel, New York 10512
__ License ID
Contact Frank J. Corigliano, Esq.
Contact __ License ID
Email fcorigliano@mahopaclawyer.com
Phone (845) 225-5800

Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

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Transaction Information

Borrower Richard Blasetti and Serena Blasetti
31 Watson Way
Putnam Valley, NY 10579
Seller Marc Kessman
70 Athena Court
Mahopac, NY 10541

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Closing Cost Details

Loan Costs		Seller-Paid	
		At Closing	Before Closing
A. Origination Charges			
01	% of Loan Amount (Points)		
02			
03			
04	Payoff First Mortgage to Bank of America, N.A.	\$ 577,597.54	
05	Attorney Fee to Francis J. O'Reilly, Esq.	\$ 3,500.00	
06			
07			
08			
B. Services Borrower Did Not Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
C. Services Borrower Did Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
Other Costs			
E. Taxes and Other Government Fees			
01	Recording Fees Deed: Mortgage:		
02			
F. Prepays			
01	Homeowner's Insurance Premium (mo.)		
02	Mortgage Insurance Premium (mo.)		
03	Prepaid Interest (per day from to)		
04	Property Taxes (mo.)		
05			
G. Initial Escrow Payment at Closing			
01	Homeowner's Insurance per month for mo.		
02	Mortgage Insurance per month for mo.		
03	Property Taxes per month for mo.		
04			
05			
06			
07			
08	Aggregate Adjustment		
H. Other			
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			
11			
12			
13			
J. TOTAL CLOSING COSTS		\$ 581,097.54	\$ 0.00

Seller Addendum

Confirm Receipt

By Signing, you are only confirming that you have received this form.

Seller Signature

Date

Co-Seller Signature

Date